# GOVERNMENT OF INDIA
# URBAN DEVELOPMENT AND POVERTY ALLEVATION
# LOK SABHA

UNSTARRED QUESTION NO:4237
ANSWERED ON:18.12.2001
NON-COMPLIANCE OF RULES BY GROUP HOUSING SOCIETIES
JAGDAMBI PRASAD YADAV

**Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:**

(a) whether there is any provision for taking action against the group housing societies for non-compliance of rules, not giving allotment letters to allottees in time and allotting incomplete houses;

(b) if so, the details thereof;

(c) the number of such Group Housing Societies inDelhi which have taken more than 10 years to complete construction work after the allotment of land;

(d) whether the Government are aware of any such societies which have not given possession letters even after lapse of one year since the draws for the houses were carried out in the presence of DDA representatives; and

(e) if so, the action being taken against such societies so that the allottees can be saved from the hardships being faced by them presently?

## Answer

MINISTER OF STATE FOR URBAN DEVELOPMENT & POVERTY ALLEVIATION ( SHRI BANDARU DATTATREYA )

(a)&(b): Yes, Sir. The Office of Registrar, Cooperative Societies, Govt.of NCT of Delhi has reported that if any Group Housing Cooperative Society is found violating the provisions of the Delhi Cooperative Societies Act, 1972 and Rules 1973 then action can be initiated under section 32 of the Delhi Cooperative Societies Act, 1972 to supercede the managing Committee of the Society after getting an inquiry conducted under section 54/55 of the said Act and the Rules framed thereunder. After the supercession, an Administrator is appointed to manage the affairs of the Society for a period prescribed by the Registrar, which cannot be more than three years. However, the clearance of membership of the Society for holding draw of lots is done only after the issue of `C` and `D` Form by the concerned civic authorities and a certificate by the concerned Architect of the Society to ascertain the completion of 90% construction. The final allotment of flats to the members is done by the DDA.

(c): As per the DDA`s policy, the Group Housing Societiesare required to complete the construction on the plot within a period of 5 years (2 years + 3 years as grace period) from the date of taking over possession of the land. The default in construction beyond the stipulated period is regularized on payment of the composition fee at the prescribed rates. There are 134 Societies, which have not yet completed the construction even after lapse of 10 years.

(d)&(e): The information is being collected and will be laid on the Table of the Sabha.